



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
GOLDEN GATE NATIONAL RECREATION AREA
FORT MASON, SAN FRANCISCO, CALIFORNIA 94123

June 25, 2001

To: Fort Baker Conference Center RFP "Short List" Firms
Acquest Realty Advisors
Historic Restoration Inc.
Passport Resorts

Fr: Barbara Judy, GGNRA Historic Architect

Re: Modification No. 2
Request for Proposals, Retreat and Conference Center at Fort Baker
Golden Gate National Recreation Area
National Park Service, United States Department of the Interior

By this memorandum, the Request for Proposals for the Retreat and Conference Center at Fort Baker is modified by the following:

Modification 2 (a)

Exhibit D – add the following information and attachment.

Estimates of probable cost for infrastructure, site, and telecommunications improvements in the Project Area assigned to the Retreat and Conference Center were previously developed on behalf of NPS, as follows:

Cost for site utilities, paving and structures, and landscape improvements for a 200 room Retreat and Conference Center and Parade Ground:	\$6,931,598 ¹
- Additional cost for a 350 room Retreat and Conference Center:	\$1,112,377 ²
Cost for primary distribution of telecommunications improvements at Murray Circle, MPOE, Bldg. 637, range dependent on array of improvements:	\$806,700 - \$1,000,000 ³
Cost for secondary distribution of telecommunications improvements to existing and new buildings:	<i>Not Estimated</i>
Total Estimated Range of Probable Cost	\$7,738,298 - \$9,043,975

¹ Oppenheim/Lewis, January 2001, attached.

² Oppenheim/Lewis, January 2001, attached.

³ NPS in consultation with Pacific Bell, January 2001.

This information is provided during the Request for Proposals phase to assist in defining a minimum common approach to the scope and probable cost for site development within the Project Area of the Retreat and Conference Center. NPS does not guarantee or represent that these costs represent the actual cost of work as may be identified after detailed engineering studies. However, NPS believes this amount should be a sufficient allowance for the totality of site and infrastructure scope in the RFP budget. Should an RFP respondent elect to include a significantly lesser allowance in the RFP response, NPS would be interested in a narrative description of the rationale for the lower estimate.

1/31/01

Construction Cost Summary

**Fort Baker
Infrastructure Upgrades & Extensions**

Construction Cost Summary		Cost
1.0 Site Utilities		\$827,375
2.0 Paving & Structures		1,203,850
3.0 Landscape Improvements		<u>2,735,750</u>
Subtotal		\$4,766,975
General Conditions	9.0%	429,028
Contractors Fee	5.0%	259,800
Design Contingency	10.0%	<u>545,580</u>
Subtotal		\$6,001,383
Escalation To Construction Start Spring 2002	5.0%	300,069
Construction Contingency	10.0%	<u>630,145</u>
Total Construction Cost		\$6,931,598
Additional Cost to Increase to 350 Units		\$1,112,377

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Fort Baker

**Fort Baker
Infrastructure Upgrades**

Phase 1 Improvement Extensions & Upgrades	Quantity	Unit Price	Cost
1.0 Site Utilities			
Storm Systems			
Building Laterals (3 Ea)	180 LF	35.00	\$6,300
Oil/Debris Separators	6 Ea	15,000	90,000
Roof Drains & Laterals (3 Ea)	250 LF	30.00	7,500
Connections & Accessories	1 LS		20,000
Water System			
Building Meters	26 Ea	1,000	26,000
New Laterals (22 Ea)	1400 LF	30.00	42,000
Replacement of Existing Laterals	Included Above		
Isolation Valves	10 Ea	750.00	7,500
Valves & Connections	1 LS		40,000
Sanitary Sewer			
Laterals to New Buildings (3 Ea)	180 LF	35.00	6,300
Connections & Accessories	1 LS		8,000
Gas System			
Building Meters			
Laterals to New Buildings (3 Ea)	180 LF	20.00	3,600
Shutoff Valves	1 Ea	175.00	175
Connections & Accessories	1 LS		5,000
Electrical			
Street Connection to High Voltage	12 Ea	10,000	120,000
Transformers	17 Ea	5,000	85,000
Secondary Feeders to Buildings	2000 LF	60.00	120,000
Connect to Existing Meters	1 LS		15,000
	Included with Buildings		
Low Voltage Systems			
Street Connections	25 Ea	5,000	125,000
Feeders to Buildings	2000 LF	40.00	80,000
Connections & Accessories	1 LS		20,000
Subtotal 1.0 Site Utilities			\$827,375
2.0 Paving & Structures			
Paving			
Clear & Grade for New Parking (340 Spaces)	93500 SF	1.00	\$93,500
AC Paving	93500 SF	2.50	233,750
Premium for Grasscrete	93500 SF	3.00	280,500
Demo Existing AC Paving & Roads	49600 SF	1.00	49,600
New AC Paving	49600 SF	2.50	124,000
Slurry Seal Remaining AC Paving Onsite	116000 SF	1.00	116,000
Remove Existing Sidewalk	2875 SF	1.00	2,875
New Sidewalk	2875 SF	5.00	14,375

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2.0 Paving & Structures (Continued)

Remove Other Paving	1000 SF	2.50	2,500
Replacement Paving	1000 SF	5.00	5,000
Drainage @ New Parking	Allow		40,000
Lighting @ New Parking	Allow		40,000
Reinforce Existing Historic Retaining Walls			
Excavate & Backfill	500 CY	30.00	15,000
New Wall & Connection	1600 SF	40.00	64,000
Misc Repairs to Stone Wall	1600 SF	5.00	8,000
Clean & Replace Steps As Required	5 Sets	5,000	25,000
Rout Out & Seal Gutters As Required	1500 LF	10.00	15,000
Repair Grades Behind Building 407			
Soil Stabilization	3500 SF	3.00	10,500
Excavate & Backfill	275 CY	30.00	8,250
Wall & Foundation	1400 SF	40.00	56,000
Subtotal 2.0 Paving & Structures			\$1,203,850

3.0 Landscape Improvements

Parade Ground			
Clear & Regrade to Level	600000 SF	0.50	\$300,000
Remove Stumps & Trees	1 LS		10,000
Remove Building 691	3000 SF	8.50	25,500
Misc Other Removals	1 LS		10,000
Soil Amendments	600000 SF	0.50	300,000
Seeding	600000 SF	0.35	210,000
Irrigation	600000 SF	1.10	660,000
Paint Flag Pole & Rework Base	1 LS		2,500
Landscaping			
Horticultural Plantings	55000 SF	5.00	275,000
Coastal Shrubs Association	60000 Ea	6.00	360,000
Turf - Seeded	305000 SF	0.35	106,750
Irrigation	360000 SF	1.00	360,000
Remove & Replace Tennis Court			
Demolition	7500 SF	2.00	15,000
Paving	7500 SF	6.00	45,000
Fencing	360 LF	100.00	36,000
Netting & Accessories	1 LS		10,000
Striping & Miscellaneous	1 LS		10,000
Lighting	None		
Subtotal 3.0 Landscape Improvements			\$2,735,750

**Fort Baker
Infrastructure Upgrades**

Additional Construction for 350 Units	Quantity	Unit Price	Cost
1.0 Site Utilities			
Storm Systems			
Building Laterals (3 Ea)	180 LF	35.00	\$6,300
Oil/Debris Separators	2 Ea	15,000	30,000
Roof Drains & Laterals (3 Ea)	250 LF	30.00	7,500
Connections & Accessories	1 LS		20,000
Water System			
Building Meters	3 Ea	1,000	3,000
New Laterals (3 Ea)	280 LF	30.00	8,400
Replacement of Existing Laterals	Included Above		
Isolation Valves	10 Ea	750.00	7,500
Valves & Connections	1 LS		10,000
Sanitary Sewer			
Laterals to New Buildings (3 Ea)	160 LF	35.00	5,600
Connections & Accessories	1 LS		2,500
Gas System			
Building Meters			
Laterals to New Buildings (3 Ea)	145 LF	20.00	2,900
Shutoff Valves	3 Ea	175.00	525
Connections & Accessories	1 LS		2,000
Electrical			
Street Connection to High Voltage	2 Ea	10,000	20,000
Transformers	3 Ea	5,000	15,000
Secondary Feeders to Buildings	300 LF	60.00	18,000
Connect to Existing	1 LS		5,000
Low Voltage Systems			
Street Connections	3 Ea	5,000	15,000
Feeders to Buildings	300 LF	40.00	12,000
Connections & Accessories	1 LS		5,000
2.0 Paving & Structures			
Additional Parking			
Clear & Grade	50000 SF	0.50	25,000
Earthwork - Cut & Fill	5000 CY	15.00	75,000
AC Paving	50000 SF	2.50	125,000
Premium for Grasscrete	50000 SF	3.00	150,000
Allow for Drainage	1 LS		50,000
Allow for Lighting	1 LS		25,000
Retaining Walls	800 LF	175.00	140,000
Utility Relocation	1 LS		15,000

3.0 Landscape Improvements

Landscaping

Horticultural Plantings	(2800) SF	5.00	(14,000)
Coastal Shrubs Association	(1150) Ea	6.00	(6,900)
Turf - Seeded	(9500) SF	0.35	(3,325)
Irrigation	(12000) SF	1.00	(12,000)

Subtotal \$765,000

General Conditions	9.0%	68,850
Contractors Fee	5.0%	41,693
Design Contingency	10.0%	87,554

Subtotal \$963,097

Escalation To Construction Start Spring 2002	5.0%	48,155
Construction Contingency	10.0%	101,125

Total Construction Cost \$1,112,377